

CONDITIONS OF APPROVAL

RESOLUTION:	2019-XX & 2019-XX
PROJECT:	PA 2019-19/CUP 2019-06
PROJECT NAME:	TruSport
PROJECT LOCATION:	APN: 378-031-011
APPROVAL DATE:	May 7, 2019
EFFECTIVE DATE:	May 22, 2019
EXPIRATION DATE:	May 7, 2021

GENERAL CONDITIONS

1. Planning Application No. 2019-19 (Conditional Use Permit No. 2019-06) proposes to establish children's and teenage athletics training facility in an existing 8,063 sq. ft. building located within the Collier Avenue Business Center (Project). The Project is located at southerly of Collier Avenue and westerly of Riverside Drive, more specifically 17935 Collier Avenue (APN: 378-031-011).
2. The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Officials, Officers, Employees, and Agents from any claim, action, or proceeding against the City, its Officials, Officers, Employees or Agents to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning CUP 2018-18.
3. Within 30 days of Project approval and prior to issuance of any building permits, the applicant shall sign and complete an "Acknowledgement of Conditions," and shall return the executed original to the Community Development Department for inclusion in the case records.

PLANNING DIVISION

4. Conditional Use Permit No. 2019-06 shall lapse and become void two years following the date on which the Conditional Use Permit became effective, unless one of the following: (1) prior to the expiration of two years, a building permit related to the conditional use permit is issued and construction commenced and diligently pursued toward completion; or (2) prior to the expiration of two years, the applicant has applied for and has been granted an extension of the design review approval pursuant to subsections (B) and (C) of LEMC Section 17.168.080. Subject to the provisions of LEMC Section 17.168.110, a conditional use permit granted pursuant to the provisions of this section shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the Conditional Use Permit application.
5. The decision of the Planning Commission shall be final 15 days from the date of the decision, unless an appeal has been filed with the City Council pursuant to the provisions of Chapter 17.168.070 of the Lake Elsinore Municipal Code (LEMC).
6. The applicant shall at all times comply with Section 17.176 (Noise Ordinance) of the Lake Elsinore Municipal Code (LEMC).
7. The Conditional Use Permit granted herein shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of this

approval. An application for modification, expansion or other change in a Conditional Use Permit shall be reviewed according to the provisions of the Lake Elsinore Municipal Code, Title 17 in a similar manner as a new application.

8. A business license shall be obtained prior to a certificate of occupancy of the proposed establishment.
9. There shall be no loitering in or around the business.
10. Conditional Use Permit 2019-06 shall be limited to the floor plan prepared by the applicant and included in the staff report. In the event the applicant proposes to modify the floor plan, the modification shall be subject to review by the Community Development Director. The Community Development Director may approve the modification or refer the matter to the Planning Commission if judged to be substantial.
11. Business hours shall be: Monday - Friday 8:00 am to 9:00 pm, Saturday 10:00 a.m. to 6:00 pm, and Sunday 11:00 a.m. to 4:00 pm. In the event the applicant proposes to modify the hours of operation, the modification shall be subject to review by the Community Development Director. The Community Development Director may approve the modification or refer the matter to the Planning Commission if judged to be substantial.
12. Classes shall be limited to 28 students Monday - Friday 8:00 am to 9:00 pm and 42 students during all other business hours. In the event the applicant proposes to modify the size of classes, the modification shall be subject to review by the Community Development Director. The Community Development Director may approve the modification or refer the matter to the Planning Commission if judged to be substantial.
13. A Temporary Use Permit or Special Event Permit, as applicable, shall be obtained prior to conducting any and all outdoor events on the subject property.
14. If operation of this use triggers concerns related to parking, noise, traffic, or other impacts, at the discretion of the Community Development Director, this Conditional Use Permit may be referred back to the Planning Commission for subsequent review at a public hearing. If necessary, the Commission may modify or add conditions of approval to mitigate such impacts, or may revoke said Conditional Use Permit.
15. There shall be no outdoor storage or activities of any kind.
16. Any proposed exterior signage shall comply with Lake Elsinore Municipal Code, Title 17 requirements or adopted sign program for the Central Business Park.

BUILDING DIVISION

17. The Applicant is to meet all applicable Building Codes in effect at the time, including requirements for the occupancy.
18. Any internal or external modifications to the building shall require a building permit.

CITY OF LAKE ELSINORE FIRE MARSHAL

19. The applicant/operator shall comply with all requirements of the Riverside County Fire Department Lake Elsinore Office of the Fire Marshal.
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I hereby state that I acknowledge receipt of the approved Conditions of Approval for the above named project and do hereby agree to accept and abide by all Conditions of Approval as approved by the City of Lake Elsinore Planning Commission on May 7, 2019. I also acknowledge that all Conditions shall be met as indicated.

Date: _____

Applicant's Signature: _____

Print Name: _____

Address: _____

Phone Number: _____